

REQUEST FOR COMPETITIVE PROPOSALS

Reunion House and Willis House Rehabilitation (SHA Solicitation # 4064)

The Seattle Housing Authority, hereinafter referred to as SHA and/or Owner, is soliciting proposals for a General Contractor, hereinafter referred to as Contractor and/or Proposer to construct, perform, subcontract and coordinate all Work required for the rehabilitation work at Reunion House and Willis House in Seattle.

Proposals will be evaluated for proposed lump sum cost and the company/team experience and project management of similar projects and experience with similar projects, experience in occupied buildings, project management approach and a Community Participation Program. Proposals will be evaluated and rated by SHA staff representing the Asset Management and Property Management departments and may involve an interview in determining the contract award.

PROJECT DESCRIPTION: The project includes the rehabilitation of 2 buildings - Reunion House, a 4 story, 28 unit apartment building at 530 10th Avenue East, Seattle 98102, and Willis House, a 5 story, 42 unit apartment building at 6341 5th Avenue NE, Seattle 98115. Work includes but is not limited to the comprehensive rehabilitation of walls, windows, doors, i.e., remove existing stucco and re-clad all vertical surfaces of the building exterior with a fluid applied weather and air barrier system, exterior semi-rigid mineral wool insulation, and fiber reinforced cement lap and panel siding on rainscreen furring, new windows, window sills and appropriate waterproofing for all siding penetrations. Work also includes, but is not limited to, overhangs at selected door openings; replacement of parapet coping, gutters, downspouts, and vent covers; insulation; sheathing replacement; and removal and reuse of exterior doors. Willis House also requires a new roof and at Reunion House, some minor roof-related work may also be required based on conditions discovered but is not anticipated to comprise a substantial portion of the work. Rooftop mechanical unit replacement work is required at Willis House and minor plumbing and electrical work such as relocating circuits, boxes, hose bibs, etc. is anticipated at both projects, but will not comprise a substantial portion of the work. Work to be performed as indicated on the Drawings and as specified.

ESTIMATE: The estimate for this project is from \$2.0 to \$2.3 million

PROPOSAL SUBMISSION DEADLINE: Sealed competitive proposals (see Section IV.E. of the RFCP for Submission Requirements) **must be received no later than 11:00 AM on Wednesday, September 9, 2009** at the street address below. Proposals sent by U.S. Mail must be addressed to the P.O. Box below and must be delivered to SHA by the deadline stated above. Faxed or e-mailed submittals will not be accepted.

Seattle Housing Authority (SHA)
Attention Tina Wyciskala, Purchasing Division
120 Sixth Avenue North
P.O. Box 19028
Seattle, Washington 98109-1028

The deadline is firm as to place, date, and time. SHA will not consider any proposal received after the deadline and will return all such proposals unopened.

All proposals must be clearly marked when delivered or mailed to avoid any confusion about recording arrival dates and times. All proposals must be marked with the following information:

"RFCP for Reunion House and Willis House Rehabilitation", date due, the proposer's business name, address, and telephone number. Proposers are responsible for the timely delivery of their proposals to SHA.

Upon receipt of each Proposal, SHA's Purchasing Division will date-stamp it to show the exact time and date of receipt. Upon request, Purchasing will provide the Proposer with acknowledgment of receipt. All Proposals received prior to the deadline will become the property of SHA and will not be returned to the Proposer.

PRE PROPOSAL CONFERENCES / SITE VISITS: There will be 2 pre-proposal conference/site visits, and Proposers are strongly encouraged to attend one. The first conference/site visit will be held on August 20, 2009 at 11:00 AM and the second conference/site visit will be held on August 24, 2009 at 11:00 AM. Both sessions begin at Reunion House, 530 10th Avenue East, Seattle 98102, in the Community Room. Because the buildings are occupied, the site visits are specific and any questions need to be addressed at the pre-proposal conference. Parking is not available on site at either building.

A portion of the pre-proposal conference will be dedicated to the Community Participation Plan including information on the SHA Job Connection Employment Services. Failure to attend one of the pre-proposal conference/site visits will not relieve the Proposers of any responsibility for information provided at that time.

OBTAINING PROJECT DOCUMENTS: The Project Manual (including RFCP) and Drawings are available for pick-up by Proposers at the following address:

United Reprographics, Bid Distribution Services
1750 4th Ave So.
Seattle WA 98134
Phone: (206)382-1177

For a \$75.00 non-refundable fee paid by check or money order payable to the Seattle Housing Authority (no cash). All requests must be made in writing. Fax or e-mail your requests to (206) 625-9225, or to production@unitedreprographics.com attention: Bid Distribution. United Reprographics will distribute RFCP documents via a delivery service if the Proposer provides an account number for the delivery service firm. Otherwise, no RFCP documents will be mailed by United Reprographics.

PROPOSERS LIST: A list of contractors and subcontractors who have received the RFCP package from United Reprographics will be listed on the SHA Website at: <http://www.seattlehousing.org/business/construction/bids/>. All addenda for this RFCP will be distributed through United Reprographics, Bid Distribution Services. (See above for contact information). The number of addenda issued for this RFCP will be published at the SHA website. Proposers are responsible for checking the website prior to submission of proposals so they include that information on their Proposal Cost Form.

VIEWING PROJECT DOCUMENTS: A copy of the Drawings and Project Manual may be viewed at the Seattle Housing Authority's office, and are also on file at the following locations: McGraw-Hill Construction Plancenter (Seattle, Tacoma); Reed Construction Data (Kirkland); Associated Subcontractors of Washington, Inc. (Tacoma); Builders Exchange of Washington (Everett); Valley Plan Center (Kent); Contractor's Resource Center (Seattle); Contractor Development and Competitiveness Center [CDCC] (Seattle).

TECHNICAL QUESTIONS: Technical questions regarding this project must be received in writing (email or fax) no later than **11:00 AM on Thursday, August 27, 2009** and be directed to Roxanne Navrides, Construction Project Manager, by email to RNavrides @seattlehousing.org or by fax at 206-615-3539 Attn: Roxanne Navrides.

GUARANTY: Each proposal must be accompanied by a surety company bond, or a certified or cashier's check payable to the order of Seattle Housing Authority for a sum not less than five percent (5%) of the total amount of the proposal. No proposer may withdraw its proposal within 60 days after the required proposal submission date.

SOCIAL EQUITY CONTRACT REQUIREMENTS: (HUD Section 3 Resident / Business Program, WMBE, EEO, and Apprenticeship)

The Seattle Housing Authority strongly encourages Minority-Owned Businesses (MBE's) and Women-Owned Businesses (WBE's), socially and economically disadvantaged business enterprises, HUD Section 3 businesses, and small businesses to submit proposals, to participate as partners, or to participate in other business activity in response to this RFCP. This Contract includes HUD Section 3 resident utilization goal requirements as well as aspirational WMBE and EEO goals and a 15% apprenticeship goal participation requirement. A description of the contract requirements for HUD Section 3 Resident or Business utilization, Apprenticeship, EEO, and WMBE are specified in Section X. of the RFCP.

PREVAILING WAGES – Joint State and Federal Provisions: The Project is jointly subject to the provisions of the State and Federal prevailing wage requirements; therefore, the work associated with this Project is subject to both the Washington State Prevailing Wage Rates for Public Works Contracts in effect on the date the proposals are due **and also** to the applicable Davis Bacon Wage Decision in effect 10 days prior to the date the proposals are due. For complete Prevailing Wage Requirements, refer to the RFCP under Part I. INTRODUCTION – Paragraph D - PREVAILING WAGES – Joint State and Federal Provisions.

BIDDERS (PROPOSERS)/SUBCONTRACTORS INFORMATION: The Proposer is required to provide information for a Bidder (Proposers)/Subcontractors List and SHA has included a form in the Project Manual for that purpose. Failure to provide the information required on this completed form and submit it with the proposal renders the proposal void.

RIGHTS RESERVED: SHA reserves the right to cancel this RFCP, to waive as informality any irregularities in the proposals, to reject any and all proposals, and to accept the highest scoring responsive proposal from a qualified and responsible Contractor.

Liz Alzeer
Contracts & Procurement Manager